



NOTICE OF PUBLIC HEARING  
CITY OF INGLESIDE  
REQUEST FOR  
AN OBJECTIONABLE USE PERMIT

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the City Council will hold a public hearing at 6:30 p.m. on October 14, 2014 to consider the request for an objectionable use permit. The public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

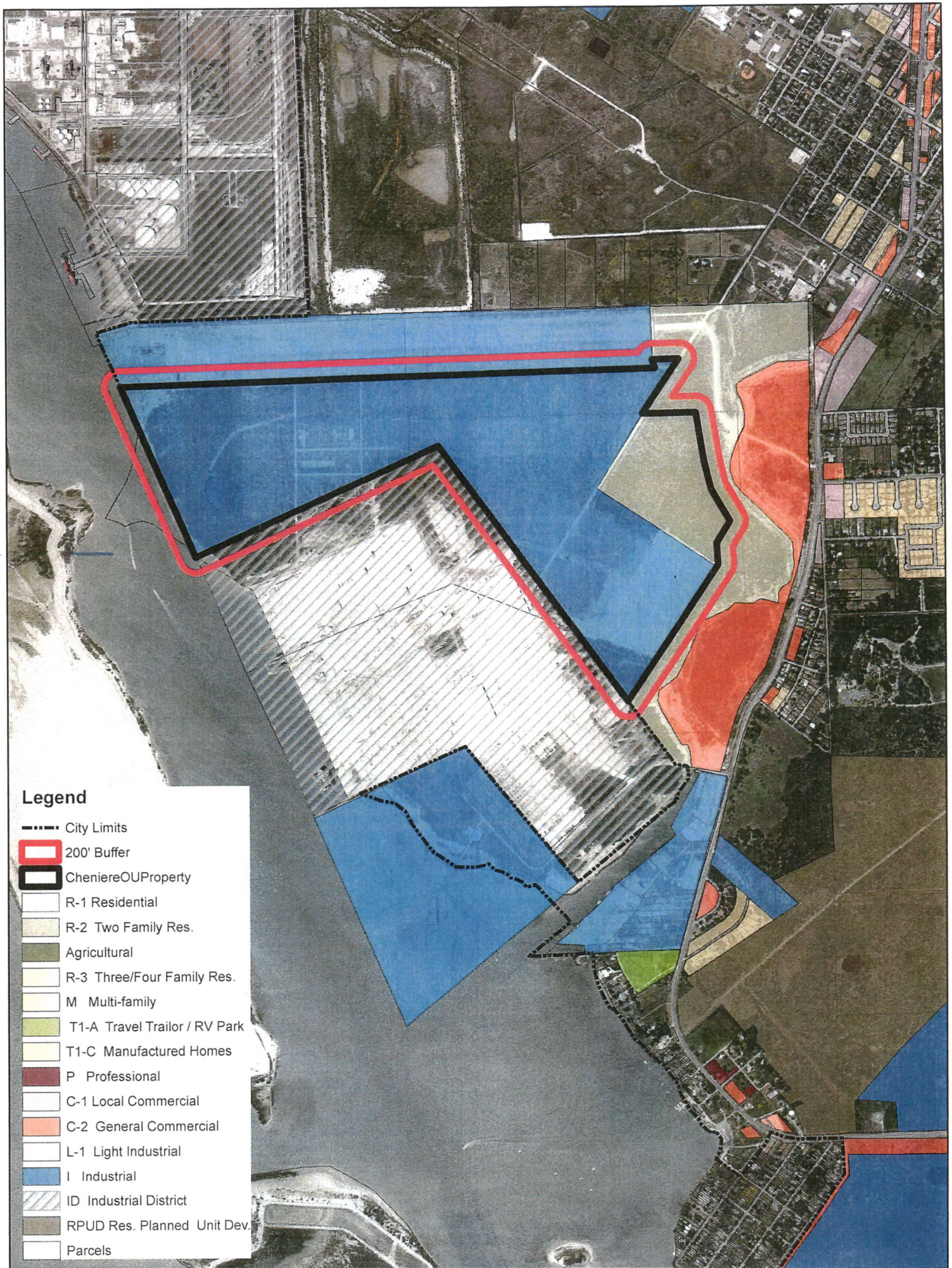
The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Cheniere Liquids Terminals, LLC. for 552.087 acre tract out of the R.H. Welder 1229.47 acre track and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main. Cheniere Liquids Terminals, LLC is requesting to be allowed the inclusion of objectionable uses.

If you have any objections, please advise the Building Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed change is on file at City Hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 361-776-2517.

John Davis  
Building Official







NOTICES MAILED TO PROPERTY OWNERS-9/25/2014  
NOTICE OF A REQUEST FOR AN OBJECTIONABLE USE PERMIT  
Cheniere Liquids Terminals, LLC

552.087 acre tract out of the R.H. Welder 1229.47 acre track and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hatch Bros. Survey, Abstract 163 and the R.S. Williamson Survey, Abstract 283, all in San Patricio County, Texas; also known as 2101 Main

EMAS MARINE BASE  
2103 CITY WEST BLVD  
SUITE 500  
HOUSTON, TX. 77042

EMAS  
2269 AVE B  
INGLESIDE, TX. 78362



P.O. Drawer 400 2665 San Angelo  
Ingleside, TX 78362  
Phone: 361-776-2517 Fax: 361-776-1027

## **SPECIAL USE-SECTION 78-267-OBJECTIONABLE USES**

Date Filed: September 8, 2014

### **TO THE BUILDING DEPARTMENT:**

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 78, Article IV, application for special use Section 78-267 is requested on the property below:

#### **APPLICANT:**

Name: \_ Cheniere Liquids Terminals, LLC

Address: 700 Milam St., Suite 800, Houston, TX 77002

Phone No.: 713-375-5619

Cell or Work Phone No.: Same

#### **PROPERTY OWNER (If different):**

Name: See letter from Rick Dupriest, W. L. Bates Company, Inc.; Agent for Owners Exhibit A

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_

#### **LEGAL DESCRIPTION OF PROPERTY:**

Property survey and legal description is shown on the attached Exhibit B

#### **DESCRIPTION OF PROPOSED USES, APPROVAL FOR WHICH THE PROPERTY IS SOUGHT:**

Cheniere Liquids Terminals, LLC (CLT) is proposing a condensate and crude oil marine terminal on the 552 acre tract commonly known as the Welder Property. The property falls in three zoning districts; Industrial, Light Industrial, and General Commercial as shown on Exhibit C. The marine terminal will be located within the Industrial zoned district.

The initial plans include condensate and crude oil storage tanks, a truck unloading capability as well as two marine docks to facilitate transportation of petroleum products via ship and barge. The petroleum products will be delivered to the terminal primarily by underground pipeline, as well as via trucks. Cheniere is also contemplating the installation of a condensate splitter(s).

#### **DESCRIPTION OF HAZARDS, SUCH AS FIRE, EXPLOSION, NOISE VIBRATION, DUST, OR THE EMISSION OF SMOKE, ODOR, OR TOXIC SUBSTANCES, ACCOMPANYING THE PROPOSED USE:**

The hazards associated with the described facilities are the potential for leaks from pipelines and tanks, noise from trucking operations and the potential for spills and fire.

DESCRIPTION OF ALL SAFEGUARDS PROPOSED TO PROTECT THE SURROUNDING PROPERTY AND PERSONS FROM HAZARDS ACCOMPANYING THE PROPOSED USE:

The Marine Terminal will be designed and constructed in accordance with the latest industry standards and practices.

Excessive noise, vibration, dust, odors, or release of toxic substances are not anticipated during normal facility operations. Fire protection systems will include a fire water tank, hydrants, monitors, pumps, firewater loop piping, and foam systems. Both diesel engine driven and electric motor driven fire water pumps will be provided for reliability purposes.

The potential for product spills will be mitigated through the use of preventive policies and procedures, designed prevention and containment systems, and other prevention, detection and control measures. Pressure vessels and heat exchangers will be protected with pressure safety valves. The process facility will be controlled with a proven process control computer system and will include Safety Instrumented System (SIS) to monitor and control critical instruments.

Tank Containment Structures, curbs around pump pads, fire protection systems, containment systems for marine docks, sumps, oily water separators, and vapor control systems are all examples of safeguards being employed at the proposed Ingleside facility to ensure protection of surrounding property and people. Administrative controls such as facility operating procedures, Dock Operating Manual, Spill Prevention Control and Countermeasure Plan (SPCC), Spill Response Plan, Storm Water Pollution Prevention Plans (SWPPP), and mechanical integrity programs will be developed to enhance physical safeguards and ensure protection.

Emissions will be managed with the latest technology vapor recovery systems. During ship and barge loading operations, air and hydrocarbon vapors exiting the vessel will be controlled by a Marine Vapor Control System (MVCS) meeting all Coast Guard and Texas Commission for Environmental Quality (TCEQ) requirements. Internal Floating Roof Tanks (IFRTs) will be installed to further reduce Volatile Organic Compounds (VOC) emissions.

A SITE PLAN SHOWING THE LOCATION OF ALL IMPROVEMENTS, LANDSCAPING, YARD AREAS, SIGHT AND/OR NOISE BARRIERS, EXISTING AND PLANNED, ON THE SUBJECT PROPERTY

The preliminary site plan is shown on the attached Exhibit D. Also included are renderings, Exhibit E showing various views of the facility from the perspective of FM 1069. Of significant note is that the perimeter of the marine terminal is approximately ½ mile from FM 1069. The facility will be screened by the existing trees on the property between FM 1069 and Kinney's Bayou as well as the proposed Dredge Management Placement Area (DMPA) levee. The approval of the DMPA is subject to the approval of an Excavation Permit that is being processed for Ingleside Planning and Zoning Commission review and subsequent city council action.

**EXHIBIT A**

**AGENT FOR OWNER'S LETTER**



Cheniere Liquids Terminals, LLC

Cheniere Energy, Inc.  
700 Milam, Suite 800  
Houston, Texas 77002  
Phone: 713.375.5000  
Fax: 713.375.6000

September 8, 2014

Mayor Pete Perkins and Council Members  
City of Ingleside  
2665 San Angelo  
Ingleside, Texas 78362

Re: Industrial District Objectionable Use Approval

Dear Mayor Perkins:

Cheniere Liquids Terminals, LLC (CLT) is proposing a petroleum liquids marine terminal on the 552 acre tract commonly known as the Welder Property. The property falls in three zoning districts; Industrial, Light Industrial, and General Commercial as shown on Exhibit A. The marine terminal will be located within the Industrial zoned district.

In accordance with Section 78-267 of the Ingleside Municipal Code, the proposed use is defined as objectionable and necessitates City Council approval. Enclosed is the Application for special use containing the requested information.

CLT hereby requests approval of the special use/objectionable use application.

CLT is committed to being a good corporate citizen of Ingleside. Your favorable consideration in approving the Objectionable Use is appreciated. The CLT team is available to answer any questions or provide additional information.

Sincerely;  
CHENIERE LIQUIDS TERMINALS, LLC

A handwritten signature in black ink, appearing to read "William H. Hall".

William H. Hall  
Vice President

See Application and Supporting Exhibits

CC: Jim Gray, City Manager

# *W.L. Bates Company, Inc.*

## **Real Estate – Investments**

901 N. Carancahua Street  
PO Box 909  
Corpus Christi, Texas 78403  
Tel: (361) 883-6541 Fax: (361) 883-8396

[www.wlbatesco.com](http://www.wlbatesco.com)

♦ **Since 1947** ♦

September 5, 2014

Mr. Jim Gray  
Ingleside City Manager  
2671 San Angelo Street  
Ingleside, Texas 78362

**SUBJECT: Objectionable Use/ and other Permits on 553 acres** owned by Hamilton-Ingleside Limited, E-H Partnership, Ltd., the Estate of Diana Welder Hamilton, Deceased, David Edwards, Trustee of the Edwards 1976 Trust "A", George Fowler Carson, III, Patrick Redmond Carson, Oakes Welder Carson, Ford-Powers Family Properties, Ltd., and Ford Allen Family Properties, Ltd.

Dear Mr. Gray:

Please accept this letter as designation for Cheniere Liquids Terminals, LLC to act on behalf of the above mentioned owners for the general purpose of requesting needed city permits on portions of the 553 acre tract. A map of the property and its current zoning is attached for reference.

Should you have any questions, please contact Rick Dupriest at 361-883-6541.

Sincerely,



Rick Dupriest  
Agent for the owners



National Association of  
Professional *Women*  
ENDLESS OPPORTUNITIES FLEXIBLE OPPORTUNITIES



**Individual Memberships**



## **EXHIBIT B**

### **PROPERTY SURVEY AND LEGAL DESCRIPTION**

# Flood Note:

By graphic plotting only, this property is in Zones "A11 (ELB)", "B" and "C" of the Flood Insurance Rate Map, Community Panel Number 485505 0525 C, San Patricio County, Texas, which bears an effective date of March 18, 1985, also this property is in Zone "AE (ELB)", "AE (ELB)", "AE (X (Shaded))" and "X (Unshaded)" of the Flood Insurance Rate Map, Community Panel Number 485480 0005 D, City of Ingleside, Texas, which bears an effective date of August 4, 2004 and this property is in Zone "AE", "X (Shaded)" and "X (Unshaded)" of the Flood Insurance Rate Map, Community Panel Number 485480 0005 D, City of Ingleside, Texas, which bears an effective date of August 4, 2004 and is partially in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

- Zone AE** Base Flood Elevations determined.
- Zone X (Shaded)** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- Zone X (Un-Shaded)** Areas determined to be outside the 0.2% annual chance floodplain.
- Zone A1-A30** Areas of 100-year flood; base flood elevations and flood hazard factors determined.
- Zone B** Areas between limits of the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood.
- Zone C** Areas of minimal flooding. (No shading)

Base Flood Elevations line and Value; Elevation in feet\*  
\*Referenced to the National Geodetic Vertical Datum of 1929\*

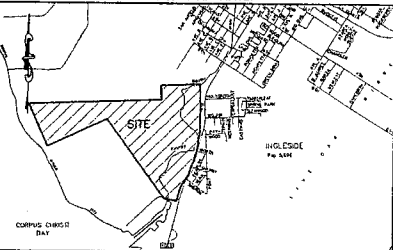
NUMBER	DELTA	RADIUS	TANGENT	LENGTH
C1	10°46'18"	195.00	181.73	367.33
C2	10°46'18"	203.68	191.73	387.33
C3	09°24'33"	186.00	153.09	305.49
C4	10°27'07"	167.16	122.72	243.85
C5	19°05'34"	104.57	76.05	149.85

## Legend of Symbols and Abbreviations

Centerline	N	North
Degrees	E	East
Minutes	S	South
Seconds	W	West
Power Pole	Vol.	Volume
Bollard	Pg.	Page
Guy Wire	No.	Number
Monitoring Well	Conc.	Concrete
Gas Meter	Find.	Found
Light Pole	I.R.	Iron Rod
Sign	U.E.	Utility Easement
Electrical Box	B.L.	Building Line
Water Valve	R.P.L.S.	Registered Professional Land Surveyor
Fire Hydrant	M.R.S.P.C.T.	Map Records of San Patricio County, Texas
Water Meter	D.R.S.P.C.T.	Deed Records of San Patricio County, Texas
Storm Sewer Line	O.P.R.S.P.C.T.	Official Public Records of San Patricio County, Texas
Barbed-Wire Fence		Drainage Pipe and Retaining Wall
Manhole		
Gate Inlet		
Pipeline Marker		



## LOCATION MAP N.T.S.



## Zoning Note:

Subject property is zoned "L-1" (Light Industrial) and zone "I" (Industrial) and zone "C-2" General Commercial

As per City of Ingleside, Texas  
(Ord. No. 326, § XXI, 9-11-79; Ord. No. 561, § 1, 11-10-92)

## Utility Note:

The location of underground utilities shown hereon are based on visible above ground structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from locations hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures or before excavation is begun, please contact the appropriate agencies for verification of utility type and for field location.

## Surveyors Certificate:

To: Pangea LNG (North America) Holdings, LLC, a Delaware limited liability company, Fidelity National Title Insurance Company, and San Jacinto Title Services;

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 9, 11(a), 13, 14, 16, 17, 18 and 20a of Table A hereof.

The word "Certify" or "Certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

The field work was completed on July 19, 2012.

*Dan L. Urban*  
Dan L. Urban  
R.P.L.S. No. 4710

SHS	11/12/12	UPDATED SURVEY AS PER NEW TITLE COMMITMENT AND ATTORNEY'S COMMENTS
SHS	9/26/12	UPDATED SURVEY AS PER NEW TITLE COMMITMENT AND ATTORNEY'S COMMENTS
REV. BY	DATE	DESCRIPTION
		APPROVED



## ALTA/ACSM Land Title Survey of

552.087 were tract out of the R.L. Widler 1229.47 acre tract and also being out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 294, the T.T. Williamson Survey, Abstract 295, the Day Land & Cattle Company Survey, Abstract 387, the Hulse Bros. Survey, Abstract 163 and the R.L. Williamson Survey, Abstract 283, all in San Patricio County, Texas.

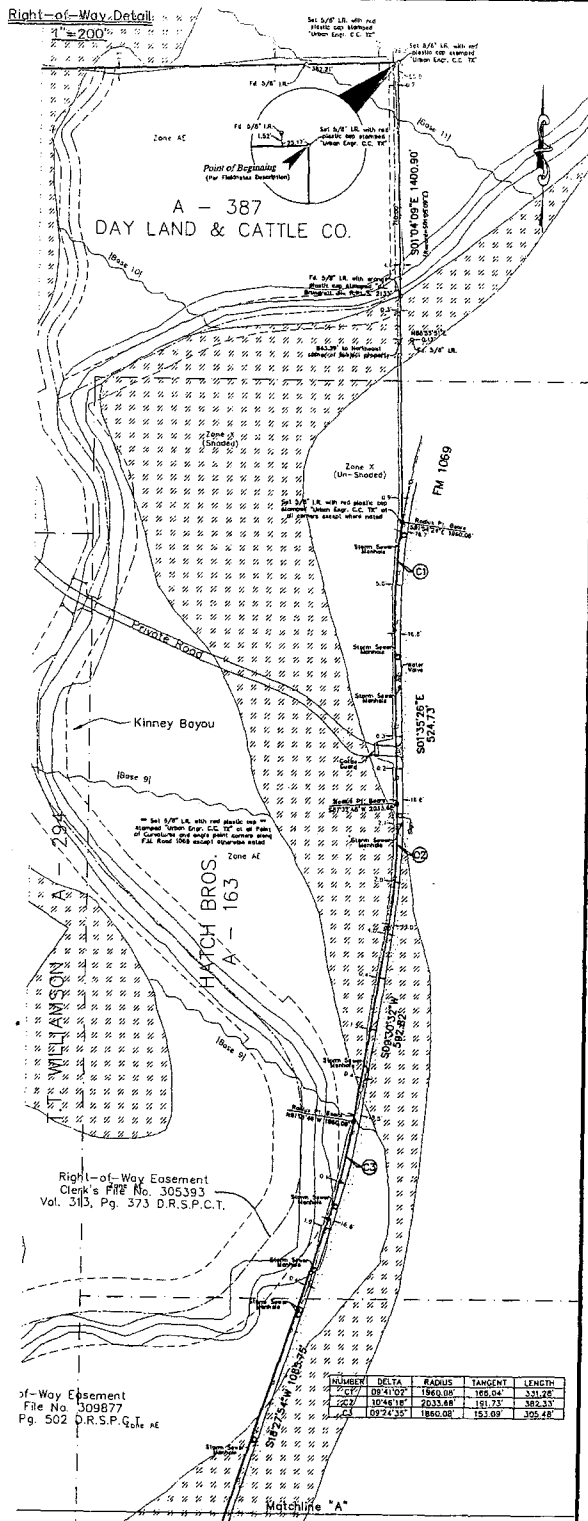
DRAWN BY: DL SCALE: 1"=400' JOB NO: 200908.02.00

CHK'D. BY: DATE: 8/10/12 SHEET: 1 OF 2

©2012 by Urban Engineering

## General Notes:

- Bearings based on the Texas State Plane Coordinates (South Zone), NAD83.
- Some features shown on this survey may be out of scale for clarity.
- Declaration is made to original purchaser of the survey. It is not transferable to any additional or subsequent owners.
- This survey was prepared from field data obtained on July 19, 2012.
- Exceptions pertaining to Oil and Gas Records, Mineral Leases, royalties or reservations were not reviewed to determine if they do or do not affect the subject property.
- No observable evidence of earth moving work, building construction or building additions at time of survey.
- No changes in street right of way lines either completed or proposed. No observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Interior roads located from scaled aerial photographs.



# **Title Commitment:**

This survey does not constitute a title search by the surveyor. All information regarding record easements, covenants, and other documents that might affect the quality of a title to tract shown hereon was gained from Title Commitment prepared by:

Fidelity National Title Insurance Company  
O.F. No. 120221556  
Effective Date: June 3, 2012, at 8:00 a.m.  
Issued Date: October 5, 2012, at 8:00 a.m.

101 Item deleted

10u Item deleted

10v Item deleted

10w Item deleted

10ff Utility Easement dated June 15, 2001 executed by Hamilton-Ingleide Limited, et al to Kiewit Offshore Services, Ltd., a Texas Limited Partnership recorded under Clerk's file No. 497100, Official Public Records of San Patricio County, Texas. (Utility Easement does affect the subject property, as shown on the survey)

10gg Easement Agreement for Signage dated July 31, 2001 executed by Hamilton-Ingleide Limited, et al to Kiewit Offshore Services, Ltd., a Texas Limited Partnership recorded under Clerk's file No. 497102, Official Public Records of San Patricio County, Texas. Amendment recorded under Clerk's file No. 535582, Official Public Records of San Patricio County, Texas. (Utility Easement does affect the subject property, as shown on the survey)

10hh Item deleted

10i Dredge and Material Disposal Easement by Hamilton-Ingleide Limited, et al to Kiewit Offshore Services, Ltd. recorded under Clerk's file No. 497104, Official Public Records of San Patricio County, Texas. Amendment recorded under Clerk's file No. 546285, Official Public Records of San Patricio County, Texas. (Disposal Sites and 20' Wide Graded Road, does affect the subject property, as shown on the survey)

10nn Item deleted

10oo Item deleted

10qq Easement executed by Hamilton-Ingleide Limited, a Texas Limited Partnership, et al to Kiewit Offshore Services, Ltd., a Texas Limited Partnership recorded under Clerk's file No. 541765, Official Public Records of San Patricio County, Texas. (map attached therein) Amendment to Easement recorded under Clerk's file No. 570353, Official Public Records of San Patricio County, Texas. (30 foot ingress/egress easement does affect the subject property, as shown on the survey)

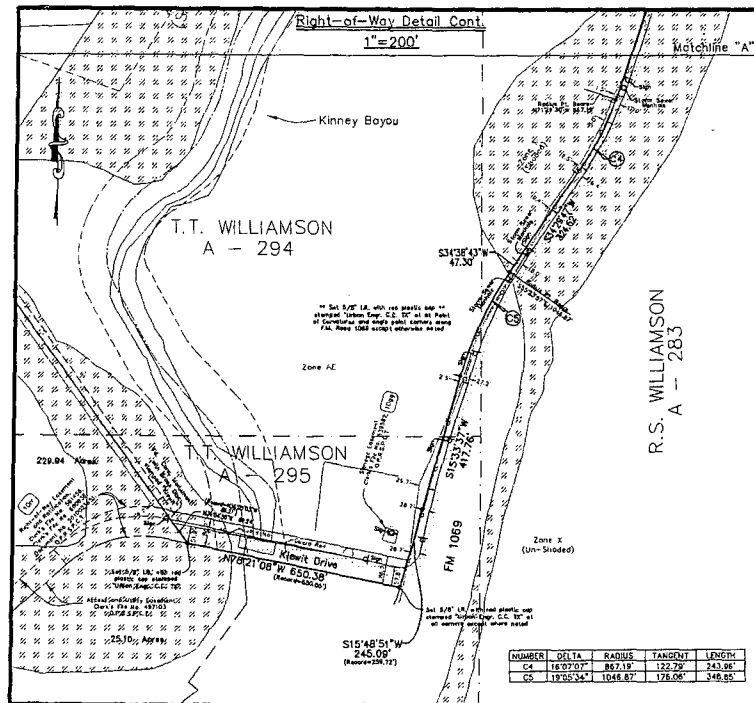
10rr Easement and Public Right of Way Deed dated September 26, 2006 executed by Hamilton-Ingleide Limited, a Texas Limited Partnership, et al to City of Ingleside recorded under Clerk's file No. 561456, Official Public Records of San Patricio County, Texas. (map attached therein) Ratification of Easement recorded under Clerk's file No. 600836, Official Public Records of San Patricio County, Texas and under Clerk's file No. 201002351, Official Public Records of Nueces County, Texas. (Right-of-Way Easement and ratification does affect the subject property, as shown on the survey)

10ss Easement dated June 21, 2007 executed by Hamilton-Ingleide Limited, a Texas Limited Partnership, et al to Helix Ingleside LLC recorded under Clerk's file No. 570355, Official Public Records of San Patricio County, Texas. (60 foot ingress/egress easement does affect the subject property, as shown on the survey)

10tt Easement executed by Hamilton-Ingleide Limited, a Texas Limited Partnership, et al to the City of Ingleside recorded under Clerk's file No. 581680, Official Public Records of San Patricio County, Texas. (30 foot utility Easement does affect the subject property, as shown on the survey)

10uu Ingress-Egress Access Easement dated January 6, 2009 executed by Hamilton-Ingleide Limited, a Texas Limited Partnership, et al to City of Ingleside recorded under Clerk's file No. 589388, Official Public Records of San Patricio County, Texas. (30 foot ingress/egress easement does affect the subject property, as shown on the survey)

\*\* Exceptions pertaining to Oil and Gas Records, Mineral Leases, royalties or reservations were not reviewed to determine if they do or do not affect the subject property.

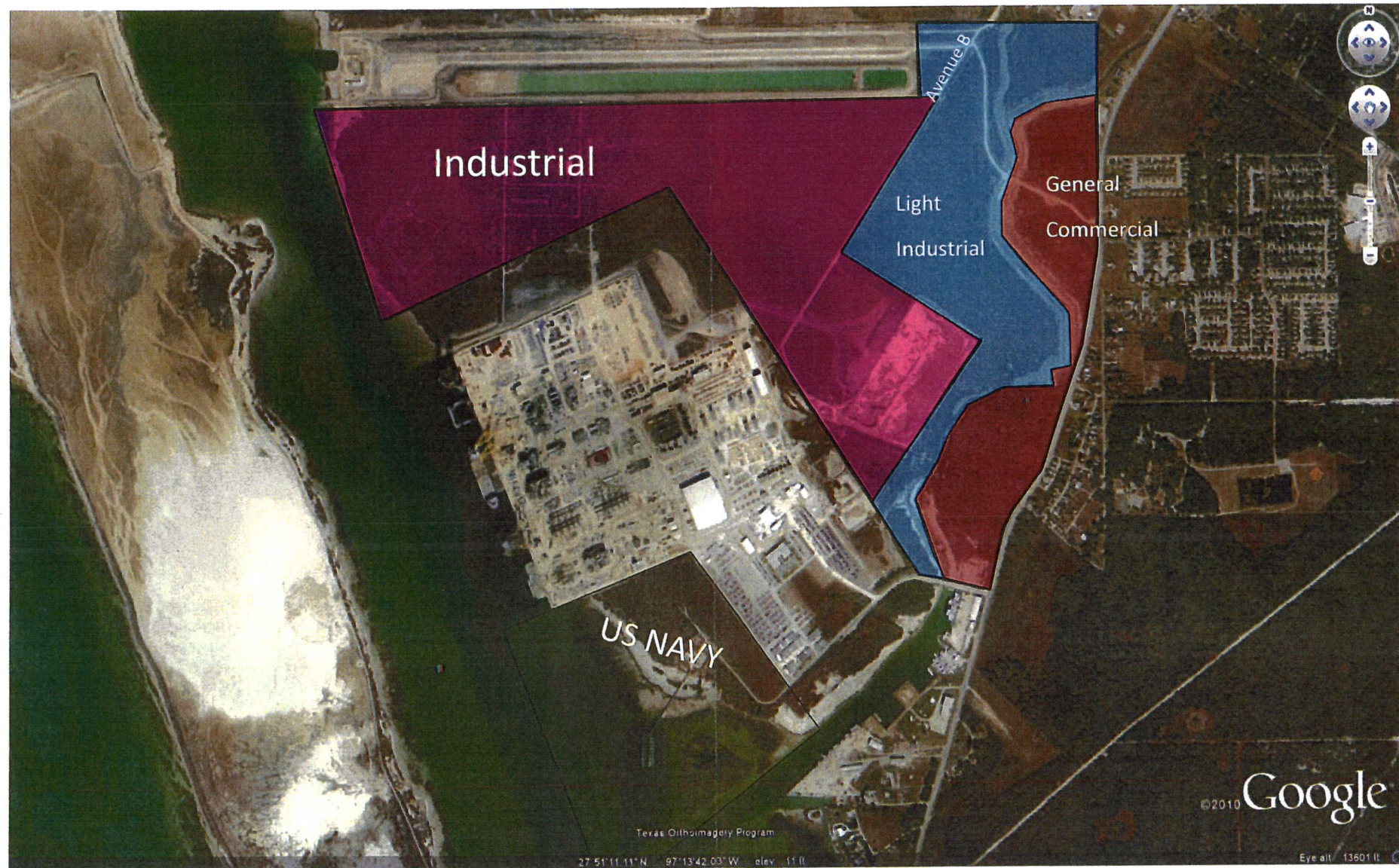


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**EXHIBIT C**  
**PROPERTY ZONING**



# Welder Heirs Property Ingleside Zoning







**LEGEND**

- 100 YR FEMA FLOODPLAIN
- //// FEMA FLOODWAY
- PROPERTY BOUNDARY
- DREDGE MATERIAL DISPOSAL EASEMENT
- ORANGE ZONING: INDUSTRIAL ~307 (AC)
- PURPLE ZONING: LIGHT INDUSTRIAL ~151 (AC)
- YELLOW ZONING: GENERAL COMMERCIAL ~93 (AC)

800 0 400 800 1600

SCALE: 1" = 800'

**PROPERTY ZONING W/ AERIAL  
PROJECT IRONSIDE**

**CHENIERE**

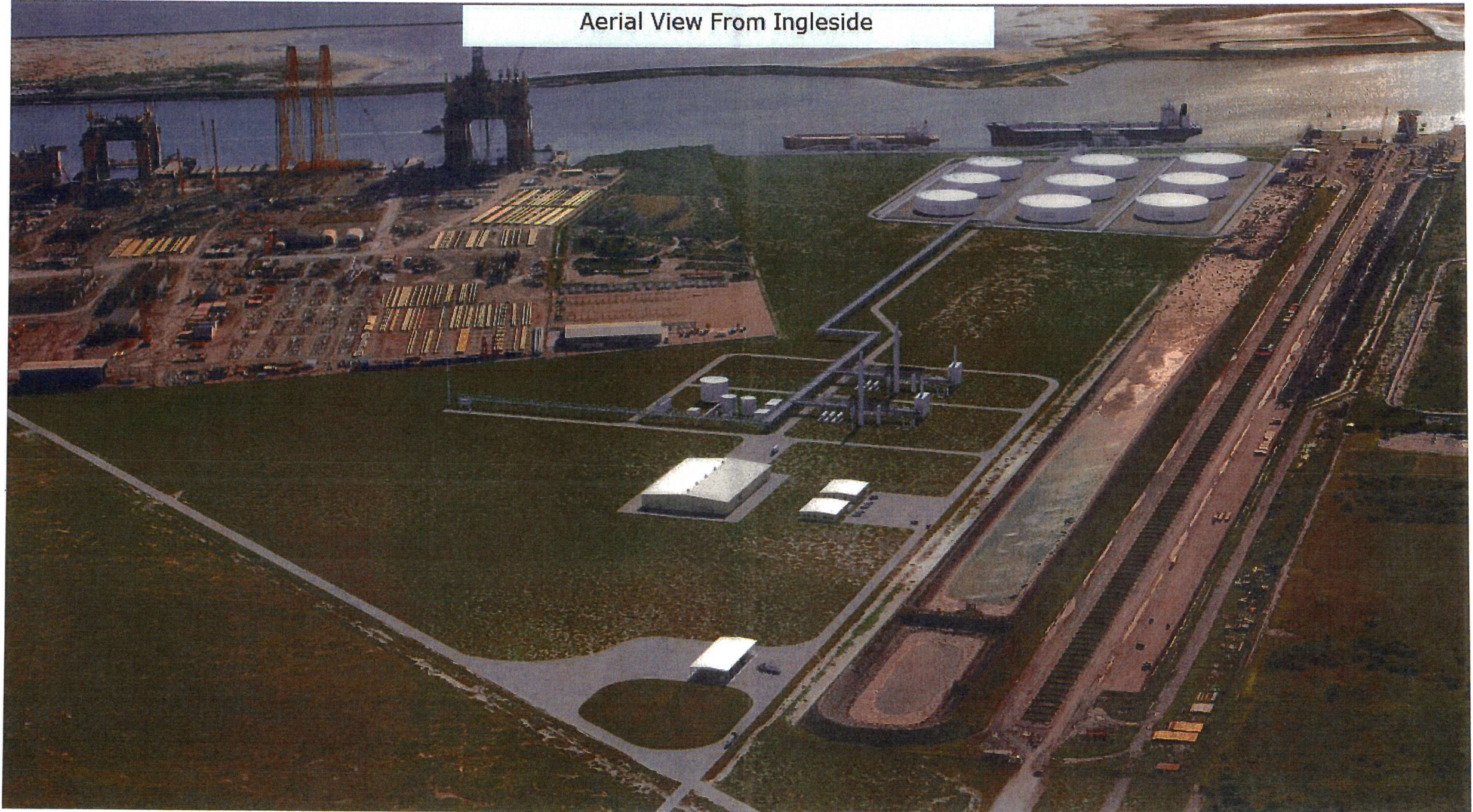


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**EXHIBIT D**  
**PRELIMINARY SITE PLAN**

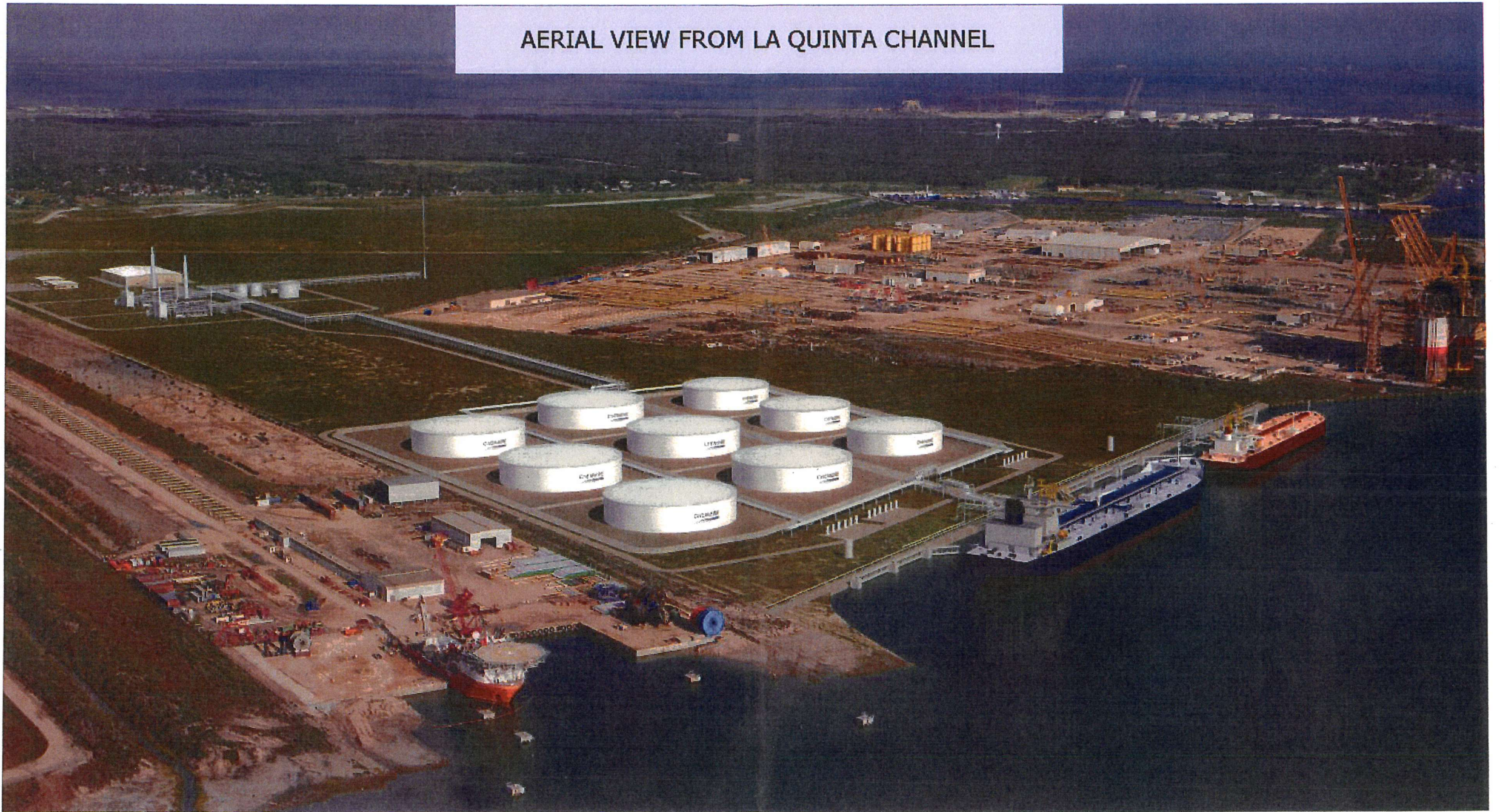


Aerial View From Ingleside





AERIAL VIEW FROM LA QUINTA CHANNEL





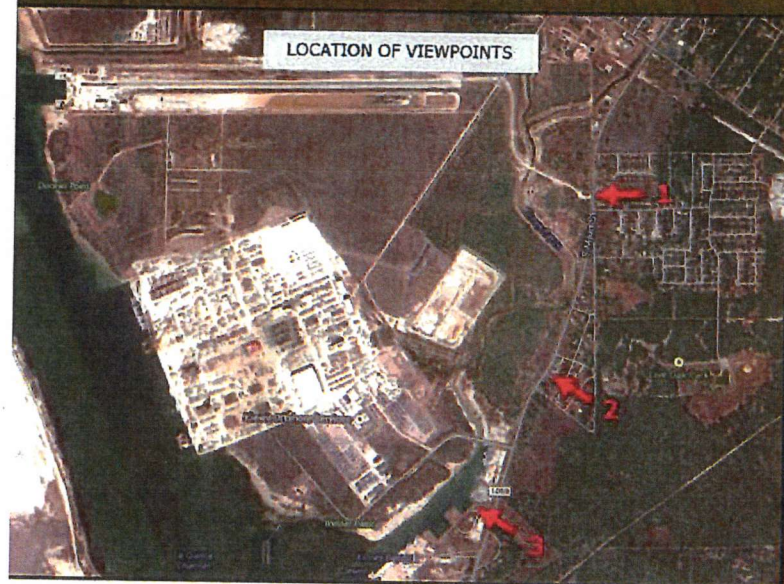
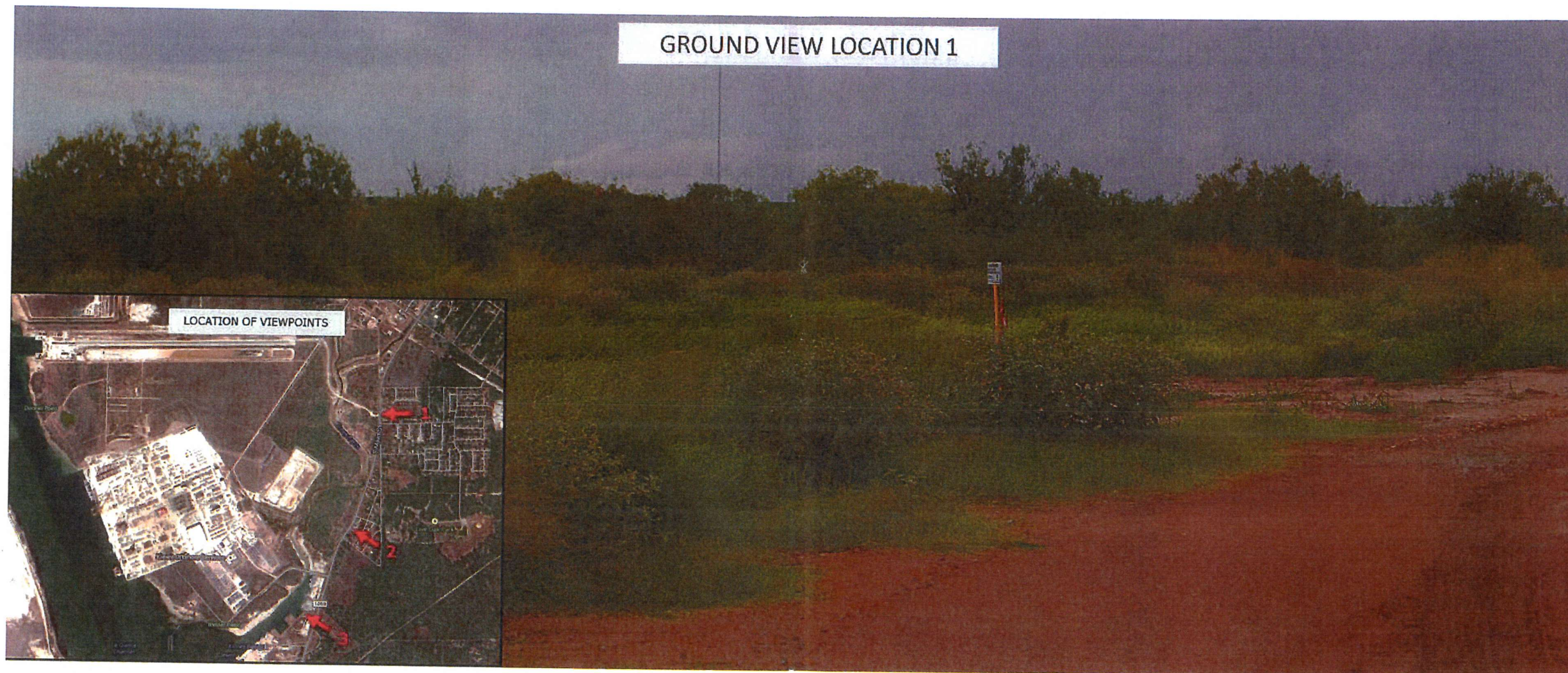
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**EXHIBIT E**

**GROUND VIEWS FROM FM 1069**



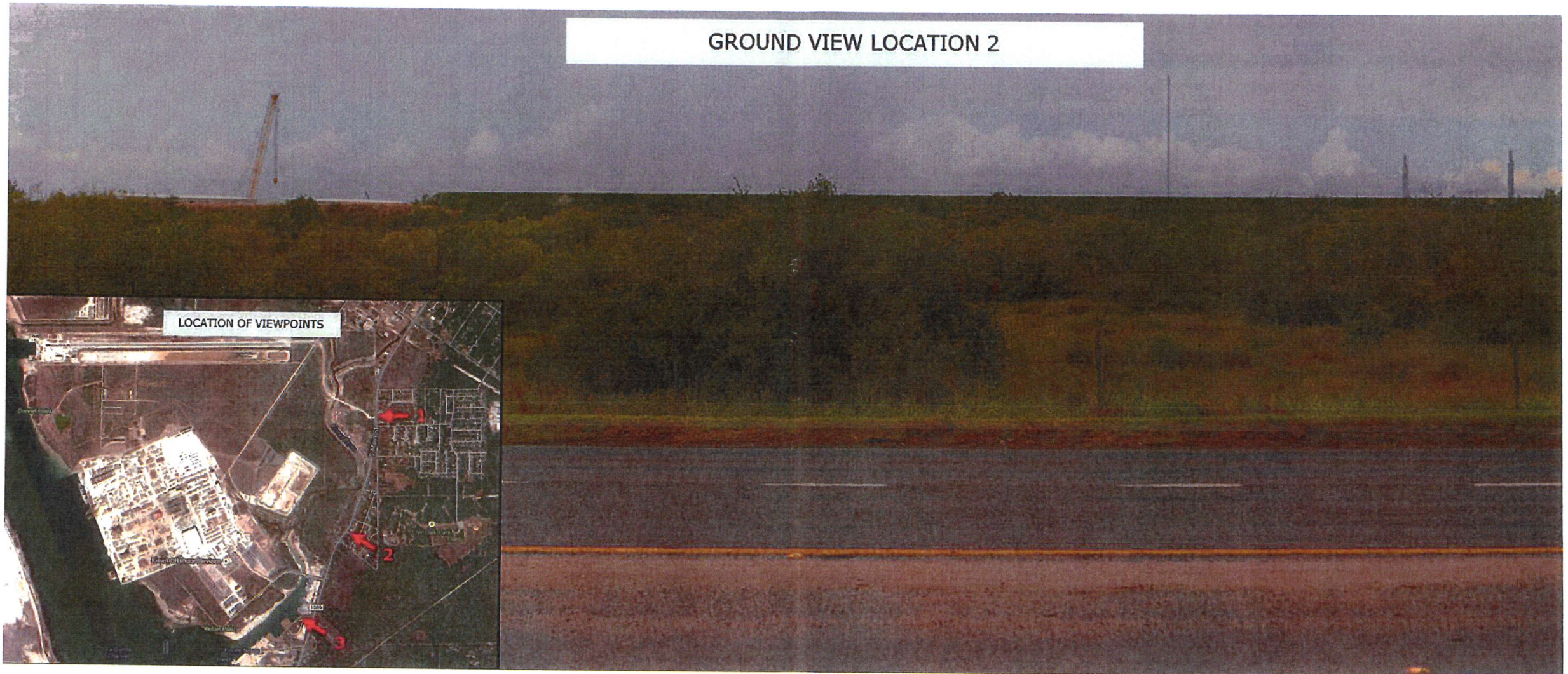
GROUND VIEW LOCATION 1





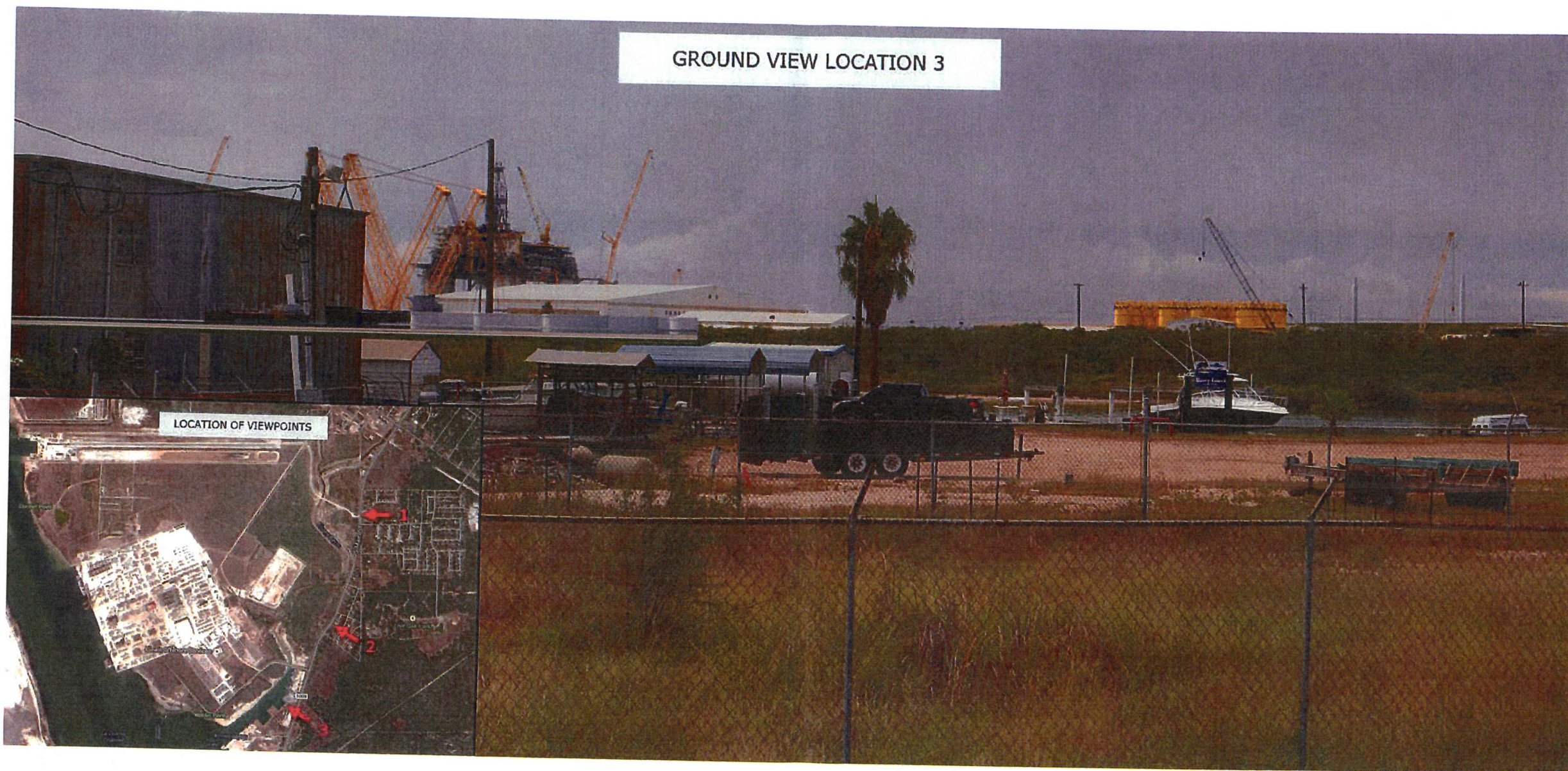
## GROUND VIEW LOCATION 2

### LOCATION OF VIEWPOINTS





GROUND VIEW LOCATION 3



LOCATION OF VIEWPOINTS

